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ONLINE AUCTION

450.14± Acres, Beadle County, South Dakota

Bidding starts | Monday, November 10, 2025, at 8:00 AM

Bidding closes | Thursday, November 13, 2025, at 1:00 PM

To register and bid go to: www.FNCBid.com

Highlights:

- **Productive Farmland**
- **Close to Grain Markets**
- **Paved Road Access**



For additional information, please contact:

Marshall Hansen, Broker/Auctioneer | (605) 360-7922

MHansen@FarmersNational.com



Property Information

Directions to Property:

From Wessington, South Dakota go 11 miles north on 374th Avenue to the corner of 191st Street.

Property Description:

Productive Beadle County, South Dakota, farmland and pasture/hayland with good water and fences. If desired, many acres could easily be converted from grassland to farmland.

Legal Description:

Tract 1: The NW ¼ of Section 6-113-65.

Tract 2: The SW ¼ of Section 6-113-65.

Tract 3: The NW ¼ of Section 7-113-65.

Improvements:

Tract 1: New deep water well drilled in 2020.

Farm Data:

Tract 1:

Cropland	102.25± acres
Pasture	42.36± acres
Road	4.00± acres
Total	148.61± acres

Tract 2:

Cropland	100.82± acres
Pasture	45.83± acres
Road	4.00± acres
Total	150.65± acres

Tract 3:

Cropland	97.88± acres
Non-crop	10.90± acres
CRP	38.10± acres
Road	4.00± acres
Total	150.88± acres



FSA Information:

Tract 1:

Crop	Base	Yield
Corn	34.02 acres	103 bushels
Soybeans	15.54 acres	34 bushels
Oats	2.12 acres	56 bushels
Total	51.68 acres	

Tract 2:

Crop	Base	Yield
Corn	21.34 acres	103 bushels
Soybeans	9.75 acres	34 bushels
Oats	1.33 acres	56 bushels
Total	32.42 acres	

Tract 3:

Crop	Base	Yield
Corn	50.51 acres	103 bushels
Soybeans	23.07 acres	34 bushels
Oats	3.15 acres	56 bushels
Total	76.73 acres	

CRP Information:

Tract 3: 38.10 acres with an annual payment of \$3,996.00, expiring 9/30/2032

Taxes:

Tract 1: \$2,243.46

Tract 2: \$2,206.20

Tract 3: \$2,283.84



Property Location



Aerial Map



Tract 1:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	45.68	30.94	85	65	2e
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	45.56	30.86	80	67	2e
DtA	Dudley-Tetonka silt loams	27.52	18.64	44	24	4s
HoA	Houdek-Prosper loams, 0 to 2 percent slopes	14.54	9.85	88	66	2c
Te	Tetonka-Hoven silt loams	13.69	9.27	48	10	4w
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	0.29	0.2	85	65	2e
Tp	Tetonka silt loam, 0 to 1 percent slopes	0.28	0.19	57	23	4w
HIA	Houdek-Dudley complex, 0 to 2 percent slopes	0.1	0.07	61	61	2c
TOTALS		147.66(*)	100%	72.62	52.9	2.56



Tract 2:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	96.86	65.82	85	65	2e
DtA	Dudley-Tetonka silt loams	37.86	25.73	44	24	4s
Te	Tetonka-Hoven silt loams	11.67	7.93	48	10	4w
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	0.61	0.41	85	65	2e
Tp	Tetonka silt loam, 0 to 1 percent slopes	0.16	0.11	57	23	4w
TOTALS		147.16(*)	100%	71.48	50.04	2.68



Tract 3:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	82.35	55.75	85	65	2e
DtA	Dudley-Tetonka silt loams	43.49	29.44	44	24	4s
HoA	Houdek-Prosper loams, 0 to 2 percent slopes	13.54	9.17	88	66	2c
Te	Tetonka-Hoven silt loams	7.75	5.25	48	10	4w
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	0.25	0.17	85	65	2e
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	0.18	0.12	88	66	2c
CaA	Dudley silt loam, nearly level	0.14	0.09	37	48	4s
Tp	Tetonka silt loam, 0 to 1 percent slopes	0.03	0.02	57	23	4w
TOTALS		147.73(*)	100%	71.23	50.12	2.7



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2025, payable in 2026, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on January 15, 2026, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by 605 Title Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with 605 Title Co. the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on January 15, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of 605 Title Co.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement starting Monday, November 10, 2025, at 8:00 AM until Thursday, November 13, 2025, at 1:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending on any of the tracts will automatically extend the auction five minutes from the time the bid is placed on all tracts. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Additional Comments: Property is being sold as-is with no guarantees of any kind other than marketable title. No personal property of any kind is included with this sale. Property is being sold based on Taxable Acres obtained from the Beadle County Assessors office. Buyers to receive possession and right to operate for the 2026 calendar year.

Seller: Ron Jessen

Auctioneer: Marshall Hansen

Online Bidding Procedure: This online auction begins on Monday, November 10, 2025, at 8:00 AM. Bidding closes on Thursday, November 13, 2025, at 1:00 PM.

To register and bid on this auction go to: www.FNCBid.com

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

LAND AUCTION

ONLINE ONLY

450.14± Acres, Beadle County, South Dakota

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